

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

November 2, 2012

Mr. Tom Lockard  
Environmental Planning Section  
Countywide Planning Division  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: 10006 Indian Queen Point Rd., Lot 7  
CP-05015-01

Dear Mr. Lockard:

Thank you for providing the above-referenced site plan for review and comment. The applicant proposes to construct a single-family dwelling, driveway and attached garage on an undeveloped 9.09 acre property that is entirely within the Critical Area and the Limited Development Overlay (LDO). I have provided my comments on the submitted site plans below:

- 1) The applicant's July 31, 2012 letter of submission to M-NCPPC indicates that clearing of only 16.5% of the existing tree cover on the property is proposed. However, the applicant's submitted plans and other information indicates that 1.5 acres of the property's existing 6.39 acres of tree cover, or 23.5%, will be cleared for the proposed development. Because greater than 20% of the existing property's tree cover will be cleared, the clearing must be mitigated at a ratio of 1.5:1. This must be reflected on future plans and submittal materials.
- 2) A submitted planting plan indicates that four two-inch caliper willow oaks and two six-eight foot tall redbud trees will be planted on site. The plan indicates that these six trees amount to 32,046 square feet of planting credit. This is incorrect. Using this office's planting standards within the Buffer regulations in COMAR 27.01.09, it seems that these proposed plantings would receive 1,000 square feet of credit. Please have the applicant correct the proposed mitigation planting credits and adjust the remaining required offsite plantings or fee in lieu payment accordingly.



Mr. Lockard  
November 2, 2012  
Page 2 of 2

- 3) It appears a variance may be required for proposed disturbances within slopes 15% and greater and within the secondary Buffer on the site. This office is happy to set up a time to meet with the applicant and County staff on site to explore possibilities for minimizing the proposed disturbance.

Thank you for the opportunity to provide comments. If you have any questions, please call me at (410) 260-3481.

Sincerely,



Amber Widmayer  
Natural Resources Planner

cc: PG 367-08  
Megan Reiser, M-NCPPC  
Chuck Schneider, M-NCPPC

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



*Jim -  
what case?  
is this?  
J*

Margaret G. McHale  
Chair

Ren Serey  
Executive Director

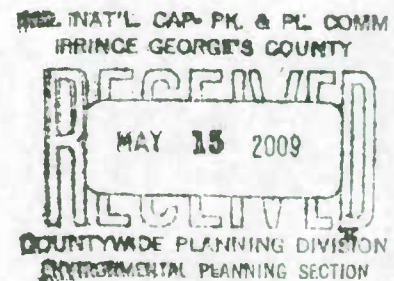
STATE OF MARYLAND  
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May 11, 2009

Mr. Jim Stasz  
M-NCPPC – Planning Department  
Countywide Planning Division  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

Re: **Narain Conservation Plan  
A127**



Dear Mr. Stasz:

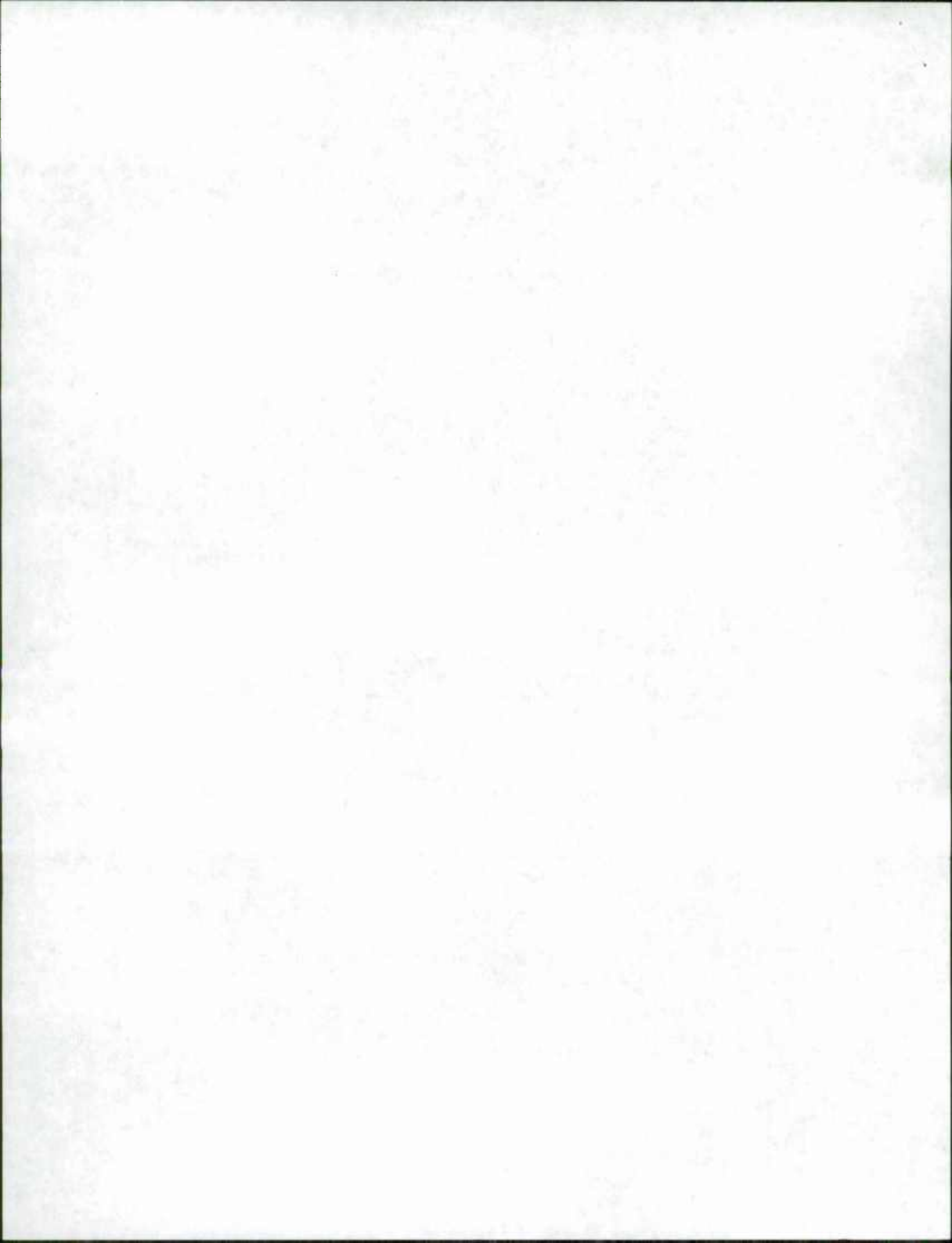
Thank you for providing revised information on the above referenced site plan. The applicant is proposing to construct a single-family dwelling unit. The property is 9.09 acres in size and is designated as a Limited Development Area (LDA). The property is currently undeveloped; the applicant proposes to construct a single-family dwelling unit, pervious paver driveway, and garage. Total proposed lot coverage onsite is 0.135 acres (1.4%). Total area disturbed is 1.50 acres. The applicant proposes to clear 1.50 acres of forested area, leaving 4.89 acres of forest coverage onsite (53.7%).

Based on the information submitted, it is unclear if the applicant has responded to several of the comments this office provided in our July 2, 2008 letter. Therefore, we have the following comments:

1. Please have the applicant revise all references to impervious surface area on the site plan to lot coverage. Lot coverage is defined as the percentage of a total lot or parcel that is:
  - a. Occupied by a structure, accessory structure, parking area, driveway, walkway, or roadway; or
  - b. Covered with a paver, walkway gravel, stone shell, impermeable decking, a paver, permeable pavement, or any other manmade material

Lot coverage includes the total ground area covered or occupied, including elements protruding from a building such as a stairway, cantilevered deck, chimney, or overhanging deck or balcony by a stairway or impermeable deck. Lot coverage does not include:

- a. A fence or wall that is less than one foot in width that has not been constructed with a footer



- b. A walkway in the Buffer or expanded Buffer, including a stairway, that provides direct access to a community or private pier; or
  - c. A wood mulch pathway; or
  - d. A deck with gaps to allow water to pass freely
2. Please have the applicant provide the amount of lot coverage attributed to all existing and proposed development onsite. Please note that lot coverage is limited to 15% of the lot area above Mean High Water (MHW).
  3. Soil maps reveal that highly erodible soils (Aura) are located onsite. If these soils are located contiguous to the 100-foot or expanded Buffer, then the Buffer must be further expanded to include these areas, as stated in COMAR 27.01.09.01.C(7).
  4. Please provide documentation as to the methodology used to calculate the expanded Buffer for steep slopes; the Buffer must be expanded four feet for every one percent of slope or to the top of the slope, whichever is greater, as stated in COMAR 27.01.09.01.C(7).
  5. The applicant must submit to this office a letter from the Department of Natural Resources Wildlife and Heritage Division evaluating the property for any rare, threatened, or endangered species located onsite. The applicant must address all recommendations from DNR for protection of species located on the parcel.
  6. It appears that the applicant is proposing to clear over 20% of developed woodland onsite. This will require 1.5:1 mitigation. The Conservation Plan does not show the amount of proposed mitigation for this clearing. Please provide this information.

Thank you for the opportunity to provide comments. Please provide this office a revised Conservation Plan that addresses the above comments. If you have any questions, please call me at (410) 260-3483.

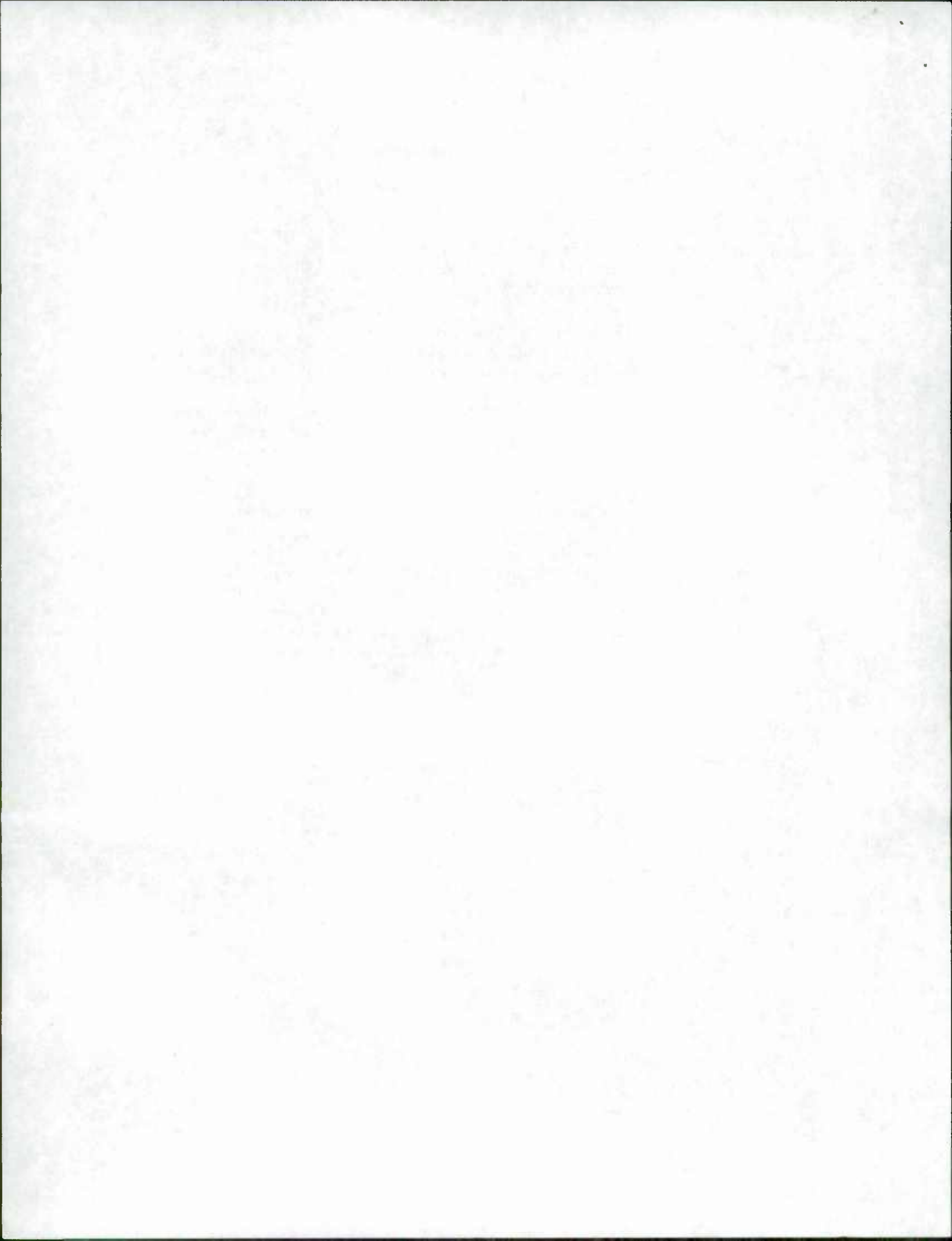
Sincerely,



Nick Kelly  
Natural Resource Planner

cc: PG 367-08

C.J. Lammers, M-NCPPC – Planning Department



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July 2, 2008

Mr. Jim Stasz  
M-NCPPC – Planning Department  
Countywide Planning Division  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

**Re: Murphy Conservation Plan  
A127**

Dear Mr. Stasz:

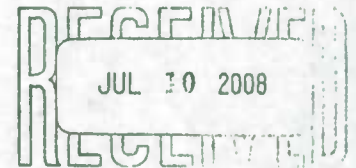
Thank you for providing information on the above referenced site plan. The applicant is requesting a variance to construct a single-family dwelling unit. The property is 9.09 acres in size and is designated a Limited Development Area (LDA). The property is currently undeveloped; the applicant proposes to construct a single-family dwelling unit, pervious paver driveway, and garage. Total proposed impervious surface onsite is 0.135 acres (1.4%). Total area disturbed is 1.50 acres. The applicant proposes to clear 1.50 acres of forested area, leaving 4.89 acres of forest coverage onsite (53.7%).

The 2008 changes to the Critical Area law took effect on July 1, 2008. As a component of these changes, all jurisdictions are now required to apply all provisions of the law notwithstanding any provision or lack of a provision in a local law or ordinance.

Based on the information provided, we have the following comments on this conservation plan:

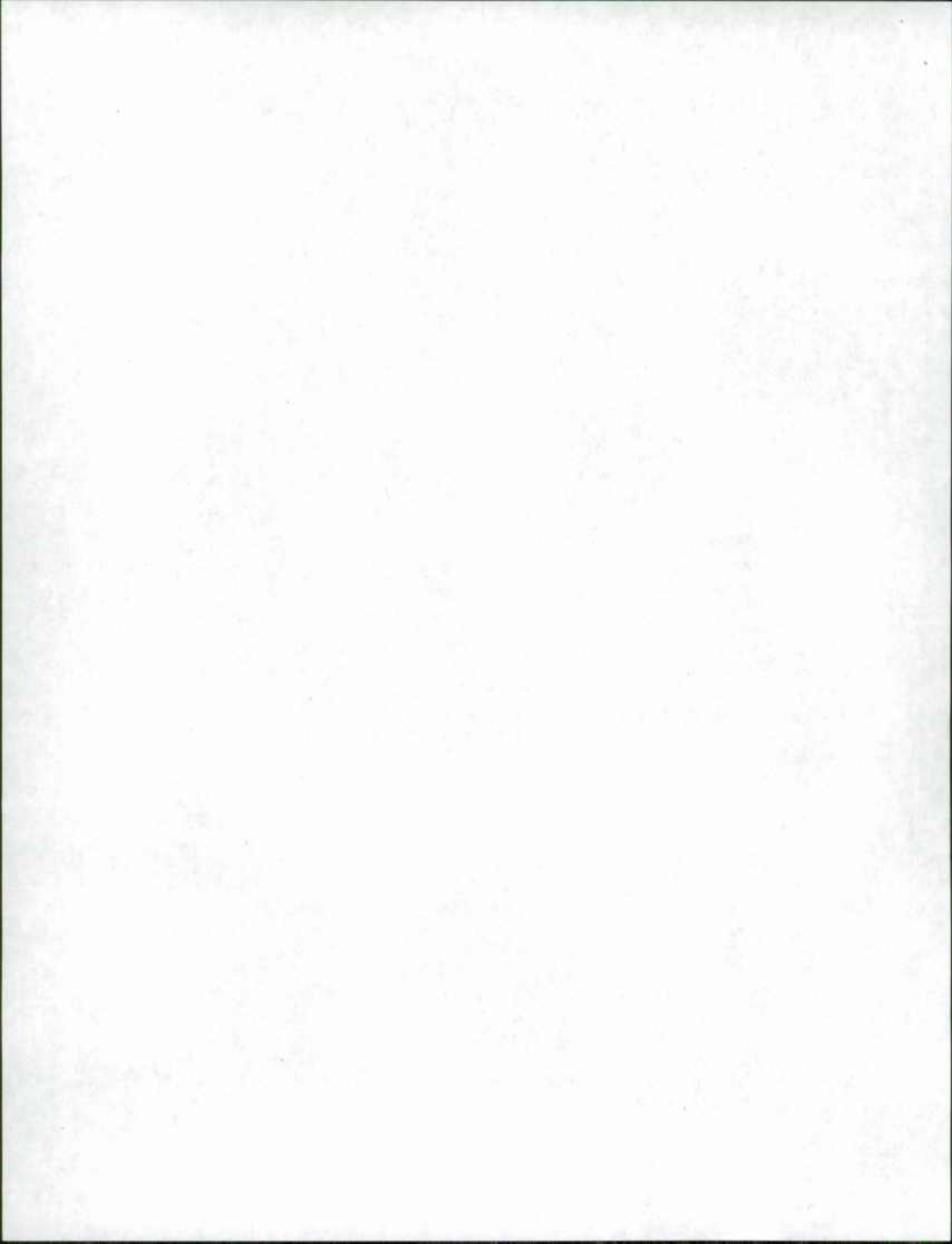
1. Please have the applicant provide the amount of lot coverage attributed to all existing and proposed development onsite. Lot coverage is limited to 15% of the lot area above Mean High Water (MHW). The site plan should show the area above MHW, and all Critical Area development regulations are based on this number.
2. We request that the applicant provide for this office a copy of detailed soil boring information and the manufacturer's specifications in order to determine the

MD. NAT'L. CAP. PK. & PL. COMM.  
PRINCE GEORGE'S COUNTY



COUNTYWIDE PLANNING DIVISION  
ENVIRONMENTAL PLANNING SECTION







pervious rate of the pavers and the site suitability for their use. Without this additional information, we are unable to determine whether the pavers will provide the intended infiltration benefits onsite.

3. Soil maps reveal that highly erodible soils (Aura) are located onsite. If these soils are located contiguous to the 100-foot or expanded Buffer, then the Buffer must be further expanded to include these areas.
4. Please provide documentation as to methodology used to calculate the expanded Buffer for steep slopes; the Buffer must be expanded four feet for every one percent of slope or to the top of the slope, whichever is greater.
5. The applicant must submit to this office a letter from the Department of Natural Resources Wildlife and Heritage Division (WHS) evaluating the property for any rare, threatened, or endangered species location onsite. The applicant must address all recommendations from WHS for protection of species located on the parcel.
6. GIS mapping reveals that FIDS Habitat is located onsite. Therefore, development restrictions will apply if construction is proposed for this area. A FIDS Mitigation Analysis sheet must be submitted to this office for review and comment.
7. Due to the presence of FIDS habitat onsite, a Habitat Protection Plan must be submitted to this office for review and comment.
8. Mitigation for forest clearing onsite shall be provided at a 1:1 ratio, provided it is less than 20% clearing. The Conservation Plan does not show the amount of proposed clearing; please provide this information.

Thank you for the opportunity to provide comments. Please provide this office a revised Conservation Plan that addresses the above comments. If you have any questions, please call me at (410) 260-3483.

Sincerely,

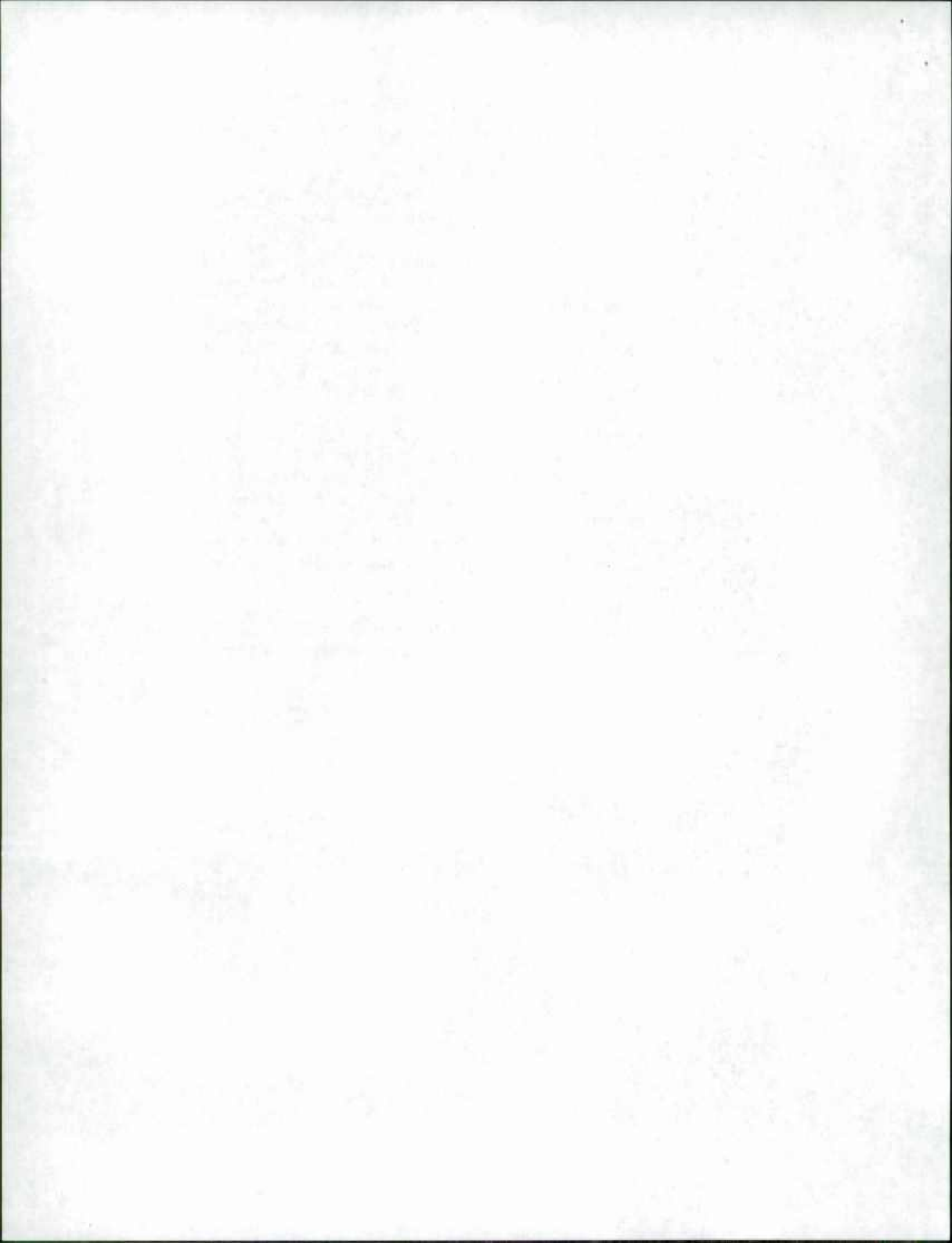


Nick Kelly

Natural Resource Planner

cc: PG 367-08

Cecilia Lammers, M-NCPPC – Planning Department





NO.	DATE	REVISION

**CHEESAPEAKE BAY CRITICAL AREA PLAN**  
**NARAIN PROPERTY**  
**10006 INDIAN QUEEN POINT ROAD**  
**PART OF LOT 7**  
**GEORGE THORNE ESTATES SUBDIVISION**  
**FORT WASHINGTON, MARYLAND 20744**

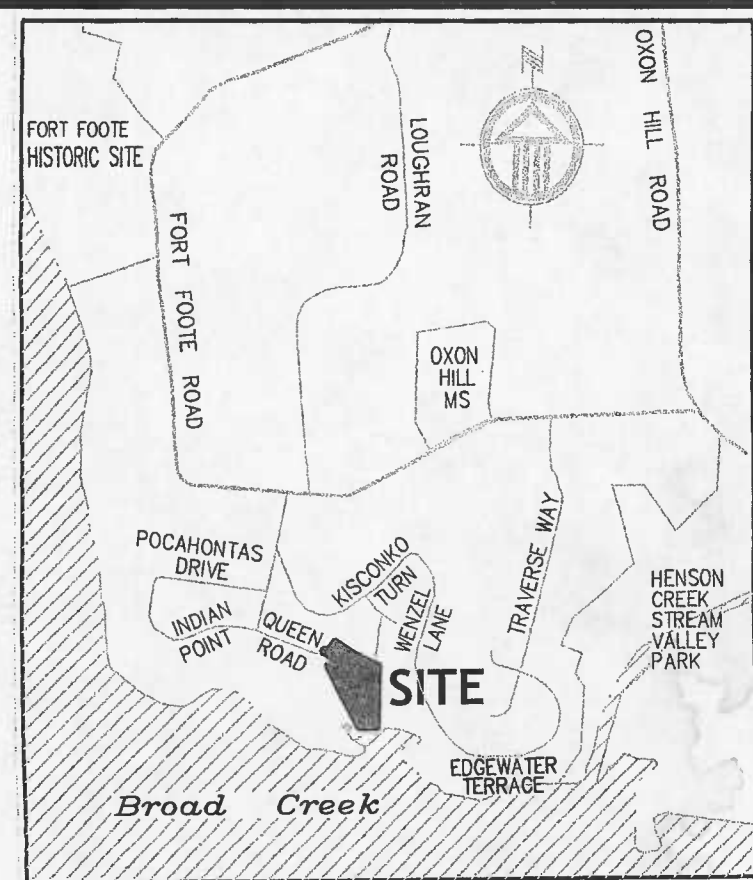
**JAY NARAIN**  
**732 KENNEDY ST., N.W.**  
**WASHINGTON, DC 20011**

CLIENT

LANDSCAPE ARCHITECTS, SITE PLANNERS  
 LAND DEVELOPMENT CONSULTANTS  
 810 SIMPSON LANE, SUITE 200, CLINTON, MD 20746  
 PROJECT NO. 2012071027  
 DRAWN BY: CT  
 CHECKED BY: RS  
 DATE: 05/15/12  
 DESIGNED BY: DVO  
 JURISDICTION: PRINCE GEORGES

FILE  
**C:211-0816.DWG**  
 DATE  
**MARCH 1, 2012**  
 SCALE  
**1" = 50'**  
 PLAN NUMBER

**1** of **1**  
**AMENDED**



**VICINITY MAP**  
 SCALE: 1" = 2000'  
 200' SHEET 213 SW 1  
 32nd ED. PRINCE GEORGE'S COUNTY STREET  
 MAP PAGE 30, GRID B&C-2

**CBCA GENERAL NOTES**

- The site lies within the LDO overlay zone of the Chesapeake Bay Critical Area (CBCA).
- This site is zoned R-RR and is located in the Developing Tier as defined in the Approved 2002 General Plan.
- The existing use of the property is vacant lot.
- Approximately 6.98 acres of this site lie within the CBCA. Any all development activities proposed within this area are subject to CBCA regulations and will not be permitted until all appropriate local, state, and federal agencies have conducted a thorough environmental review and have approved the conservation plan and associated permits. Activities that are conducted without the required plan approvals and permits are subject to substantial penalties.
- The site does contain Critical Area buffer. Existing vegetation with all buffers shall remain undisturbed unless a variance for the disturbance has been approved or except as provided under Subtitle 5B-119 of the Ordinance.
- The source of the property boundaries on this plan is from a boundary survey.
- The topography shown on this plan is from field-flow.
- The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (wss) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on Sept. 15, 2011.
- Proposed sewer service is provided by public sewer. Systems area category for sewer is S-3.
- The wetland and stream information on this plan is from a study prepared by [redacted].
- The county regulated 100-year floodplain information on this plan is from a recorded floodplain easement.
- All existing vegetation shown here-on shall remain undisturbed except as shown on this plan and as permitted under the provisions of Section 5B-121. Any and all afforested or reforested areas preserved and/or created under the provisions of the Ordinance and designated on this plan shall be preserved from future disturbance.
- This site is within a Sensitive Species Protection Review Area based on a review of the SSPRA GIS layer prepared by the Heritage and Wildlife Service, Maryland Dept. of Natural Resources.
- This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01.
- This site does not contain a Tie II waterbody as defined in COMAR 26.08.02.04.
- This site is not located within a Stronghold Watershed as established by the MD DNR.
- The site does not include Forest Interior Dwelling Species habitat.
- The site is not subject to a previously approved TCP.
- There are no specimen, champion or historic trees located on the property.
- Existing lot coverage within the 100-foot Critical Area Buffer is 0 square feet.
- Proposed lot coverage within the 100-Critical Area Buffer is 0 square feet.
- There are no scenic or historic roads located on or adjacent to this property.
- The subject property is not located within a Registered Historic District.
- There are no known archeological sites located on the subject property; however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent development review processes.
- Marlboro clay and Christiana complex are not found to occur on or within the vicinity of this property.
- The site is not located within an Aviation Policy Area (APA).

**PLANT LIST & MITIGATION CHART**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE & REMARKS	SPACING	NATIVE	
						Y	N
<b>SHADE</b>							
QP	04	Quercus phellos	Willow Oak	2"-3" Cal.-B&B	SEE PLAN		X
<b>ORNAMENTAL</b>							
CC	02	Cercis canadensis	Chinese Redbud	6"-8" HL.	(SEE PLAN)		X
<b>TOTAL EXISTING COVERAGE (SQ.FT.)</b>		<b>TREES CLEARED (SQ.FT. and %)</b>		<b>MITIGATION RATE</b>	<b>TOTAL MITIGATION AREA AREA REQ'D (SQ.FT.)</b>	<b>TOTAL MITIGATION AREA AREA ON-SITE</b>	<b>MITIGATION AREA SHORTAGE FEE-IN-LIEU (@ \$15.00 P/SQ.FT.)</b>
299,302		68,902 (23.1%)		1 1/2 : 1	103,353	32,046	\$106,960.50

**CBCA PLAN LEGEND**

- SHADE TREE
- ORNAMENTAL TREE
- SLOPES 25% OR GRE
- SLOPES 15% OR GRE
- ON-SITE TREE MITIGATION

**M-NCPPA APPROVALS**  
 CHESAPEAKE BAY CRITICAL AREA  
 CONSERVATION PLAN  
 PROJECT NUMBER: 05015/01  
 RECEIVED SEP 19 2012  
 CRITICAL AREA COMMISSION  
 Chesapeake & Atlantic Coastal Bays

**Table B.1. Chesapeake Bay Critical Area Coverage Worksheet**  
 figures in grey boxes only

CBCA Lot Coverage by Category	Surface'	Percent Impervious'	Lot Coverage		
			Existing Lot Coverage Area²	Proposed Additional Lot Coverage²	Proposed Total Lot Coverage Area²
Dwelling Structures	Roofed Structure	100%	0	5,078	5,078
Accessory Structures	N/A	100%	0	0	0
Deck	N/A	100%	0	0	0
Steps	Concrete	100%	0	350	350
Patio or Pavers	Concrete	100%	0	500	500
Driveway	Concrete	100%	0	13,500	13,500
Total Existing CBCA Lot Coverage =			0	0	19,428
Total Additional CBCA Lot Coverage =			0	19,428	19,428
Total Proposed CBCA Lot Coverage =			0	19,428	19,428

\*All existing or proposed man made surfaces that contribute to lot coverage.  
 \*All surfaces are 100% impervious!

**Table B. Chesapeake Bay Critical Area Lot Coverage Ratio Worksheet**  
 (Enter figures in grey boxes only)

CBCA Area Calculations		
Enter net lot area in square feet	278,348	
Enter % of CBCA lot coverage allowed	0.15	
Total SF CBCA lot coverage allowed=	41752.2	

CBCA Lot Coverage			
Total Existing CBCA Lot Coverage (from Table B1):	0		
Total Additional CBCA Lot Coverage (from Table B1):	19,428		
Total Proposed CBCA Lot Coverage (from Table B1):	19,428		
Total Percentage CBCA Lot Coverage=	0.00%	6.98%	6.98%

**Table A. Zoning Ordinance Lot Coverage Calculations**

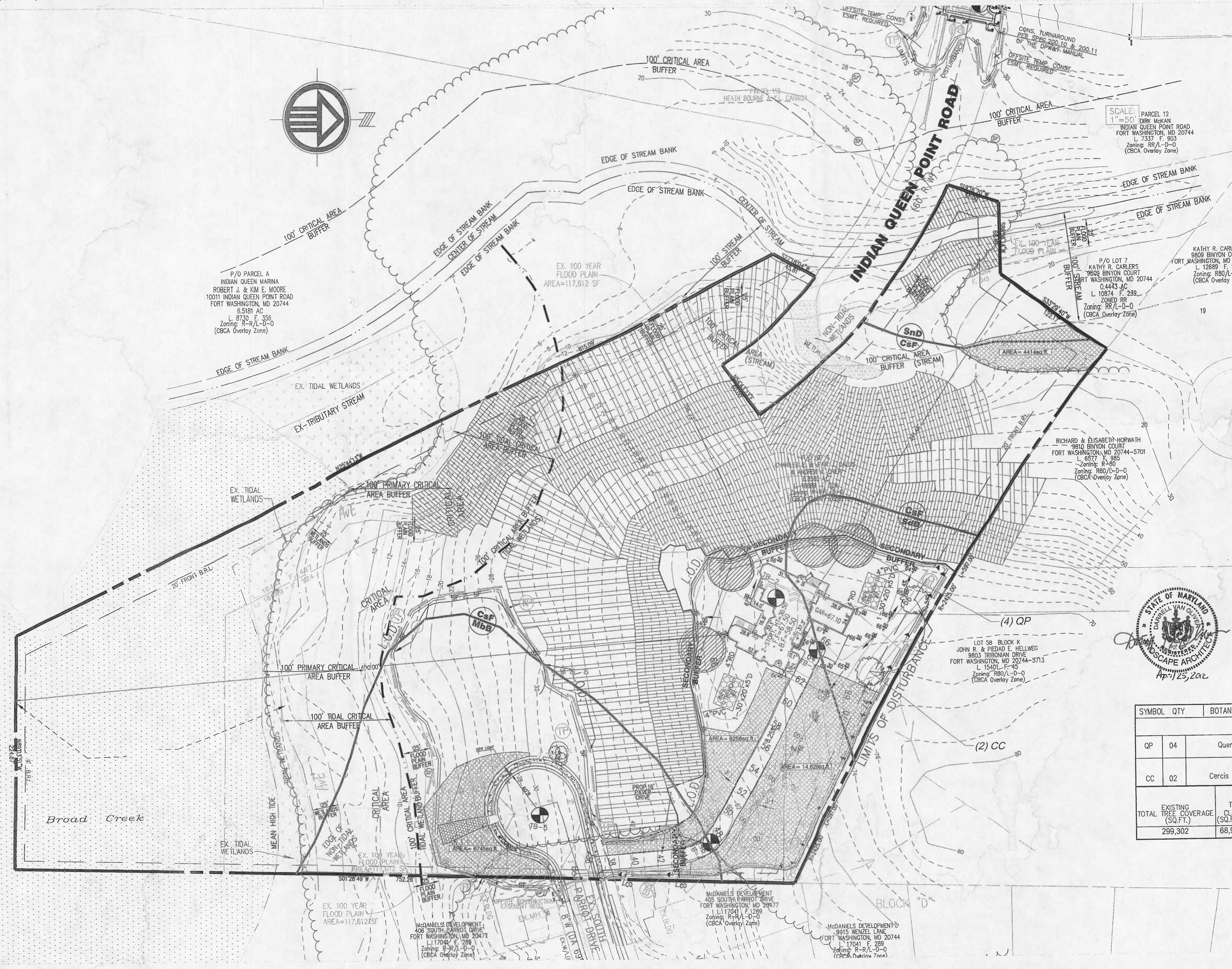
Area Calculations

Enter net lot area in square feet	278,348
Enter % of Z.O. lot coverage allowed	25%
Total SF Z.O. lot coverage allowed=	69587

Enter figures in grey boxes only

Lot Coverage by Category	Existing Lot Coverage (sq. Ft.)	Proposed Additional Lot Coverage	Total Lot Coverage (Existing & Proposed)
Roofted Structures²	0	5,428	5,428
Driveway³	0	13500	13,500
Total Existing Z.O. Lot Coverage=	0	18,928	18,928
Total Proposed Additional Z.O. Lot Coverage=		18,928	18,928
Total Proposed Z.O. Lot Coverage=		18,928	18,928
Total Percentage Z.O. Lot Coverage=	0.0%	6.8%	6.8%

1-Net lot area as defined in Section 27.107.01 of the Zoning Ordinance;  
 2-Includes dwellings; accessory structures; covered porch  
 3-Includes driveways; accessory structures; covered porch



LEGEND

- EX.GAS VALVE
- EX.METAL RAIL
- ✕ EX.CHAIN LINK FENCE
- ☆ EX.LIGHT POLE
- ∅ EX.UTILITY POLE
- SDMH ○ EX.STORM DRAIN MANHOLE
- ⊖ EX.GUY
- ⊙ EX.SEWER MANHOLE
- WMTR ○ EX.WATER METER
- TRAV △ TRAVERSE CONTROL POINT
- INLET □ EX.STORM DRAIN INLET
- EX.HYDRANT
- ⊙ EX.WATER MANHOLE
- ⊙ EX.WATER VALVE
- ⊙ EX.TREE/SIZE
- ⊙ EX.FLAG POLE
- FCAP ⊙ EX.FUEL CAP
- EX.BOLLARD
- MON FD ■ MONUMENT FOUND
- EX.SIGN
- ⊙ EX.PINE TREE/SIZE
- 15"MAP ⊙ EX.MAPLE TREE/SIZE
- BCOL □ EX.BRICK COLUMN
- G — EXIST.GAS LINE

- ▭ PROP.STM/DROP INLET
- 128--- EXIST.CONTOUR LINE
- 28— PROP.CONTOUR LINE
- RD--- PROP.ROOF DRAIN
- 28.28 PROP.SPOT ELEV.
- 28.66 EX.SPOT ELEV.
- ▬▬▬▬▬▬▬▬ PROP.CLEARING LIMIT

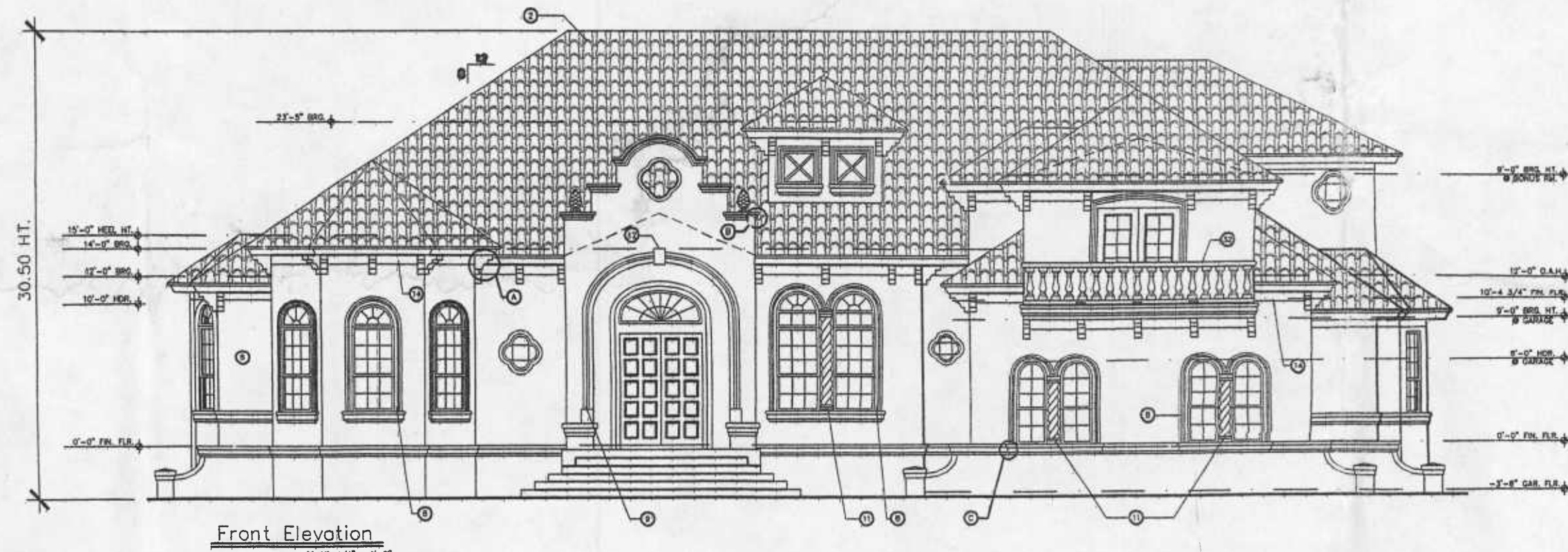
# INDIAN QUEEN POINT ROAD - LOT 7

## CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN

### INDIAN QUEEN POINT ROAD - LOT 07

12TH MARLBORO DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND



1. ZONE : R-R
2. NUMBER OF LOTS = 1
3. NUMBER OF TREES REQUIRED PER LOT -----> 4 SHADE TREES  
3 ORNAMENTAL TREE(S) OR EVERGREEN TREE(S)
4. TOTAL NUMBER OF TREES PROVIDED : 8 SHADE TREES  
4 - SHADE TREES (PROP. RED MAPLE )  
4 - ORNAMENTAL TREE(S) OR EVERGREEN(S) (PROP. DOG WOOD)

**SEQUENCE OF CONSTRUCTION**

1. ARRANGE FOR A PRE-CONSTRUCTION MEETING (10-DAYS) WITH D.E.R INSPECTOR.
  2. CLEAR FOR AND INSTALL ALL SEDIMENT CONTROLS (10-DAYS)
  3. CLEAR AND ROUGH GRADE LOT (5 DAYS)
  4. CLEAR FOR AND INSTALL WATER AND SEWER CONNECTION (15 DAYS)
  5. INSTALL FOUNDATION AND CONSTRUCT HOUSE (90 DAYS)
  6. INSTALL DRIVEWAY AND FINE-GRADE LOT (3 DAYS)
  7. PERMANENTLY STABILIZE ALL DISTURBED AREAS (2 DAYS)
  8. UPON APPROVAL OF THE INSPECTOR, REMOVE SEDIMENT CONTROLS AND PERMANENTLY STABILIZE LOT (1DAY)
- TOTAL ESTIMATED CONSTRUCTION TIME = 136 DAYS

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No:027996; EXPIRATION DATE:9-20-2012  
SIGNATURE: *Vitech* 4.18.12

SUBTITLE 4, DIVISION 3 CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN SUBSTANTIAL ACCORDANCE WITH APPLICABLE CODES.  
SIGNATURE: *Vitech* 4/18/12  
ENGINEER'S SEAL & SIGNATURE

**CHESAPEAKE BAY CRITICAL AREA CONSERVATION PLAN: CP-**

APPROVED BY THE PRINCE GEORGE'S COUNTY PLANNING BOARD ON \_\_\_\_\_

AUTHORIZED \_\_\_\_\_

**SHEET INDEX**

1. COVER SHEET
2. CHESAPEAKE BAY CRITICAL AREA PLAN.
3. SITE GEOMETRY PLAN.
4. STORMWATER QUANTITY/QUALITY COMPUTATIONS.
5. MISCELLANEOUS CORRESPONDENCE.
6. MISCELLANEOUS CORRESPONDENCE AND TURNAROUND DETAILS.
- 6B. TURNAROUND PLAN AND PROFILES.
- 6C. ARCHITECTURAL ELEVATIONS. (FOR INFORMATION ONLY)
- 6D. ARCHITECTURAL PLANS. (FOR INFORMATION ONLY)

**SITE ANALYSIS**

1. ZONING: R-R
2. MINIMUM BUILDING RESTRICTION LINE:  
(a). FRONT = 25FT  
(b). SIDE = 17FT TOTAL 8'MIN  
(c). REAR = 20FT
3. TOTAL SITE GROSS AREA: 395,961 SF OR 9.09 AC.
4. EXISTING FLOODPLAIN EASEMENT = PER NRI (117,612) SF OR 2.70 AC.
5. SITE NET AREA = 278,348 SF = 6.39 AC.
6. TOPOGRAPHY AND BOUNDARY TAKEN FROM SURVEY DONE BY THE TECH GROUP
7. ALL FILL UNDER BUILDINGS TO BE CLASS 1; ALL FILL UNDER DRIVEWAYS AND WALKS TO BE CLASS 2; ALL REMAINING FILL TO BE CLASS 3.
8. VOLUME OF BORROW: 0.00 VOLUME OF SPOIL: 0.00 CF.
9. THIS PLAT WAS RECORDED IN JANUARY, 2002.
10. AREAS DISTURBED WITH CLEAR & GRADED: 65,340 SF OR 1.50 AC.
11. UNDISTURBED AREA : 330,620 SF OR 7.59 AC.
12. PROPOSED IMPERVIOUS AREA: 5,880 SF OR 0.135 AC.
13. PERCENTAGE OF SURFACE AREA (IMP AREA/GROSS AREA) = 5,880/395,961 = 1.48%
14. PROPOSED USE: SINGLE FAMILY
15. DESCRIPTION OF WORK : ROUGH GRADING, HOUSE CONSTRUCTION.
16. FOUND. DRAIN TO BE PIPED TO A POINT REMOTE FROM PROPERTY LINES AND BUILDINGS.
17. FORESTED AREA PRIOR TO CONSTRUCTION: 278,348 SF OR 6.39 PER NRI AC.
18. FORESTED AREA AFTER CONSTRUCTION: 213,008 SF OR 4.89 AC.
19. TOTAL WOODLAND DISTURBED: 65,340 SF OR 1.50 AC.
20. OWNER/APPLICANT: JAY NARAIN
21. PROPERTY ADDRESS: INDIAN QUEEN POINT ROAD-LOT 7 FORT WASHINGTON, MARYLAND
22. PUBLIC WATER & SEWER ARE AVAILABLE TO SERVE THIS LOT VIA EXIST.WATER & SEWER ON EXIST.S.PARROT DRIVE
23. TAKE PRECAUTIONS TO PROTECT EX. TREES AROUND THE HOUSE.
24. THERE ARE WETLANDS ON THE SITE AS SHOWN ON APPROVED NRI.
25. THERE ARE NO KNOWN CEMETARY OR GRAVEYARD ON THIS PROPERTY.
26. SITE'S NET COVERAGE = 0.183 (HOUSE+SIDEWALK+DWAY/NET LOT AREA)=(0.48/6.39)=0.7511(7.5%)
27. NEW BUILDING IS 2-STORIES AND 30.50-FOOT HIGH
28. THERE ARE NO ANADROMOUS FISH SPawning STREAMS ON SITE.

SPECIAL NOTES:  
WETLAND DELINEATION PLAN APPROVED ON DECEMBER 16, 2005  
NRI APPROVED ON OCTOBER 20, 2005.

**GENERAL NOTES**

- 1.) COORDINATES ARE MARYLAND STATE PLANE FROM GPS OBSERVATIONS.
- 2.) ELEVATIONS ARE WSSC VERTICAL DATUM.
- 3.) NORTH ROTATION IS BASED SOUTH LINE OF PROPERTY. THE LINE BETWEEN THE EXISTING PROPERTY CORNER IS HELD AS BEARING SHOWN ON THE PLAT BOOK WW66 PAGE 81
- 4.) PROPERTY CORNERS FOUND ARE SHOWN WITH CIRCULAR SYMBOLS. DISTANCES AND BEARING BETWEEN THESE FOUND CORNERS ARE FROM FIELD INFORMATION. ALL OTHER PROPERTY LINES ARE BASED ON EXACT SURVEY BY TECH GROUP.



VICINITY MAP  
SCALE: 1" = 2000'  
200' SHEET 213 SW 1  
32nd ED. PRINCE GEORGE'S COUNTY STREET MAP PAGE 30, GRID B&C-2

STORM DRAIN SYSTEM	INSPECTED BY :		
	DEP	PRIVATE	DPW+T
S.D. PIPES S.D. FLOOD CONTROL			
STORM DRAIN SYSTEM DRYWELL RETENTION POND DETENTION POND OIL GRIT/SEP. EXT. DET. POND. UNDERGROUND STORAGE		✓	
OTHERS			

CSD# \_\_\_\_\_  
PROJECT NAME: INDIAN QUEEN POINT ROAD-LOT 7  
PRINCE GEORGE'S COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
WATERSHED PROTECTION BRANCH  
APPROVED for Stormwater Management and storm Drain ONLY !!!

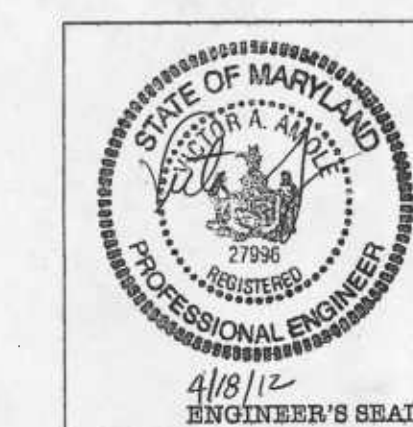
SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 Public storm drain/SWM system permits required prior to construction.  
 Private storm drain/SWM system. A recorded maintenance Agreement is required.  
 Pre-Construction meeting is required for all D.E.R. inspected storm drain/SWM systems. Call (301)-952-4914 to arrange.

REVISION APPROVAL :  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
NOTE: \_\_\_\_\_

OWNER/APPLICANT : SEP 19 2012  
**JAY NARAIN**  
752 KENNEDY STREET, N.W.  
WASHINGTON D.C. 20011  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

RECEIVED

**vitech engineering**  
General Civil Engineering, Planning, Surveying, GIS Mapping/Software Design.  
1610 REDDY DRIVE  
P. O. BOX 875  
Woodbridge, Virginia 22194-0875  
Phone : (703)-730-3459 ; Fax: (703)-730-1954  
Email Address : vamole@men.com



OWNER/APPLICANT:  
JAY NARAIN  
752 KENNEDY STREET, N.W.  
WASHINGTON D.C. 20011

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# MISS UTILITY

FOR LOCATION OF UTILITIES CALL 1-800-957-7777  
48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY

EXISTING UTILITY TYPE:  
THE EXISTING UTILITIES SHOWN HEREON BASED ON SURVEY BY:  
THE TECH GROUP  
111 BENFIELD BLVD, SUITE 100  
MILLERSVILLE, MD 21108  
TELEPHONE: (410)-987-3450 AND OTHER AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OPERATION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGES INCURRED BY HIS FAILURE TO PROPERLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN WHAT IS DEPICTED ON PLANS OR BY MISS UTILITIES, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER IN ORDER TO TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE CONTINUANCE OF SERVICE.  
THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY AT 1-800-257-7777 AT LEAST 24 HOURS IN ADVANCE OF ANY WORK ON THIS PROJECT.

**SOILS LEGEND:**

B GROUP: Avc- AURA & CROOM  
GRAVELLY LOAM  
20-50% SLOPES  
ERODIBILITY K-  
FACTOR >0.35  
Tm-TIDAL MARSH

C GROUP: Bc-BIBB SILT LOAM, HYDRIC

25% SLOPE  
15% SLOPE

### SEQUENCE OF CONSTRUCTION

1. ARRANGE FOR A PRE-CONSTRUCTION MEETING (1DAY) WITH D.E.R. INSPECTOR.
2. CLEAR FOR AND INSTALL ALL SEDIMENT CONTROLS (1DAY)
3. CLEAR AND ROUGH GRADE LOT (5 DAYS)
4. CLEAR FOR AND INSTALL WATER AND SEWER CONNECTIONS (5 DAYS)
5. INSTALL FOUNDATION AND CONSTRUCT HOUSE (90 DAYS)
6. INSTALL DRIVEWAY AND FINE-GRADE LOT (3 DAYS)
7. PERMANENTLY STABILIZE ALL DISTURBED AREAS (2 DAYS)
8. UPON APPROVAL OF THE INSPECTOR, REMOVE SEDIMENT CONTROLS AND PERMANENTLY STABILIZE LOT

P/O PARCEL A  
INDIAN QUEEN MARINA  
ROBERT J. & KIM E. MOORE  
10011 INDIAN QUEEN POINT ROAD  
FORT WASHINGTON, MD 20744  
L 8,518 F. 356  
ZONED RR

EX. 100 YEAR FLOOD PLAIN  
AREA=117,612 SF

EX. 100 YEAR FLOOD PLAIN  
AREA=117,612 SF

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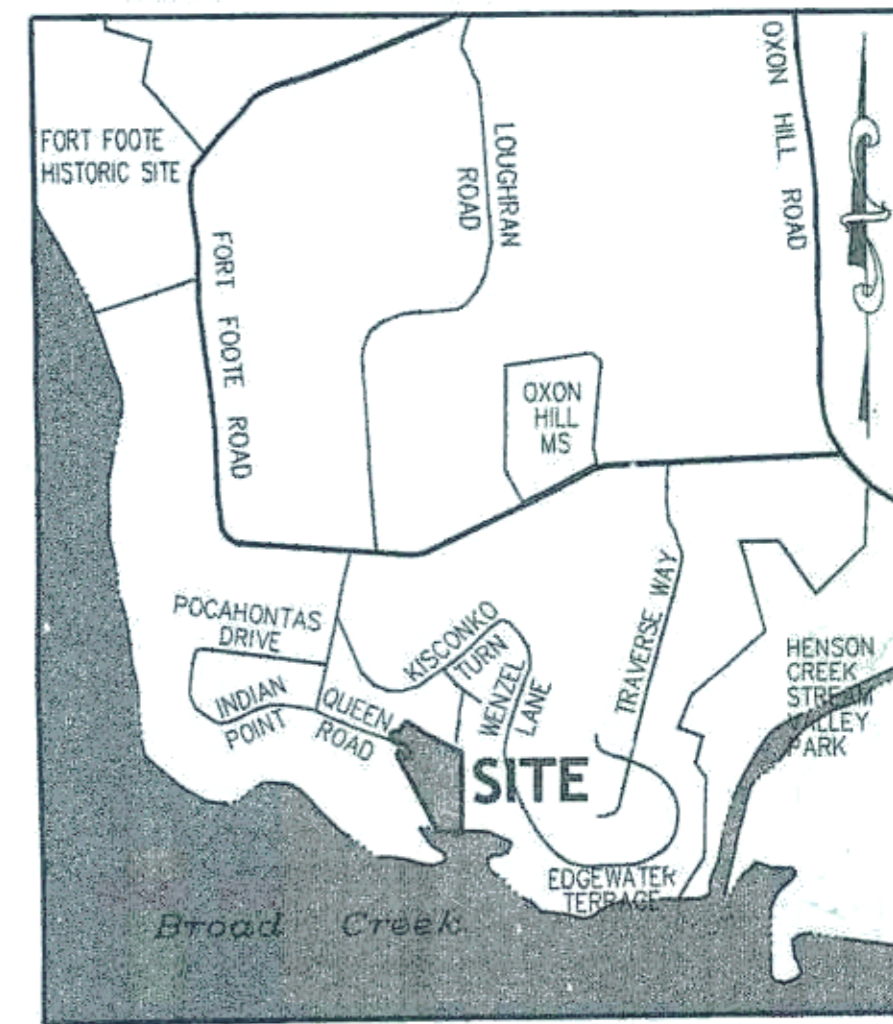
EX. 100 YEAR FLOOD PLAIN  
AREA=117,612 SF

EX. 100 YEAR FLOOD PLAIN  
AREA=117,612 SF

**LOT COVERAGE BREAKDOWN**

DRIVEWAY = 13,500 SF  
DWELLING = 6,000 SF  
COVERED STEPS = 350 SF  
PORCHES = 454 SF  
DECK/PATIO = 500 SF

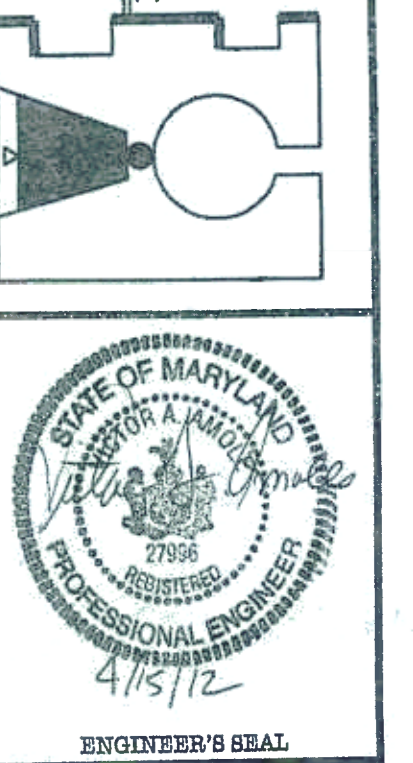
TOTAL = 20,804 SF = 0.48 AC  
NET SITE (w/o Floodplain) = 278,348 SF = 6.39 AC  
SITE COVERAGE = 0.075 = 7.50% OK



**VICINITY MAP**  
SCALE: 1" = 2000'  
200' SHEET 213 SW 1  
32nd ED. PRINCE GEORGE'S COUNTY STREET  
MAP PAGE 30, GRID B&C-2

	DER	DPW+T	PRIVATE
STORM DRAIN SYSTEM			
SD PIPES			
SD FLOOD CONTROL			
STORM DRAIN SYSTEM			
DRYWELL			
RETENTION POND			
DETENTION POND			
OL GRI/SEP			
EXT. DET. POND			
UNDERGROUND STORAGE			
OTHERS			

**vitech engineering**  
Engineering, Planning, GIS Mapping/Surveying, Software Design  
1810 BERRY DRIVE  
P. O. BOX 373  
Woodbridge, Virginia 22194-0373  
Phone: (703)-760-6459 | Fax: (703)-760-1894  
Email Address: vteam@vitechn.com



PROJECT NAME: INDIAN QUEEN - LOT 7  
PRINCE GEORGE'S COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL RESOURCES  
WATERSHED PROTECTION BRANCH  
APPROVED for Stormwater Management and storm Drain ONLY II

SIGNED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

Public storm drain/SWM system permits required prior to construction.

Private storm drain/SWM system. A recorded maintenance Agreement is required.

Pre-Construction meeting is required for all D.E.R. inspected storm drain/SWM systems. Call (301)-952-4914 to arrange.

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO:027996; EXPIRATION DATE:9-20-2012  
SIGNATURE: \_\_\_\_\_

**SUBTITLE 4, DIVISION 3 CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF SUBTITLE 4, DIVISION 3 OF THE PRINCE GEORGES COUNTY BUILDING CODE AND THAT I HAVE INSPECTED THIS SITE AND THAT DRAINAGE FLOWS FROM OTHER UPHILL PROPERTIES ONTO THIS SITE, AND FROM THIS SITE ONTO OTHER DOWNHILL PROPERTIES, HAVE BEEN ADDRESSED IN CODES.  
ENGINEER'S SEAL & SIGNATURE: \_\_\_\_\_

REVISION APPROVAL:

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTE: \_\_\_\_\_

**APPLICANT/OWNER:**  
**JAY MARAIN**  
758 KENNEDY STREET, N.W.,  
WASHINGTON DC 20011

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REVISIONS			
NO.	DESCRIPTION	APPROVED BY	DATE



CP-05015-01 AMENDED

**SITE GEOMETRY PLAN**  
**INDIAN QUEEN POINT ROAD - LOT 7**  
TAX MAP 142, GRID D1  
12TH Manthoro District  
Prince Georges County, Maryland